

P&Z / BUILDING DEPARTMENT DECEMBER 2016 MONTHLY REPORT

NO P&Z COMMISSION MEETING DECEMBER, 2016

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

DECEMBER 20, 2016

Present: Gregg Aikin, Greg Taliercio, John Reeves, Vicki Turner

Note to Applicants: Conditions are required; Recommendations are optional.

AGENDA

1. **Gremlin Growlers – Denied (all three signs- please resubmit with changes for additional review)**

101 South Glynn Street

Sign Review- Two wall signs, one hanging blade sign

Front Wall Sign: Black Aluminum Arch- with white vinyl graphics

Backer: ¼" Black aluminum with ½" spacers

Sign base: 1/8 "aluminum adhered to backer

Font: Mason Alternate

Colors:

Backer: Black

Sign base: SW6371 Vanilla

Dog: SW6628 Robust Orange/SW6664 Marigold

*Paint colors submitted are not historic colors.

Back Wall Sign: Same as front wall sign

Blade Sign: Same as wall signs- will hang from a chain on existing bracket.

AAAC Comments:

Conditions:

All three signs should be made of an accepted material for Main Street Historic District signs

(see Sec. 6-6. - Regulated signs. (5) *Main Street Historic District signs*)

The signs and attached letters should have depth.

The two wall signs should be attached to and follow the arch to match the blade sign.

All three arches should be consistent. The bottom of the blade sign has a straight edge, versus the wall signs pointed ends. (committee prefers the straight edge)

Recommendations:

Bracket for hanging blade sign should be decorative wrought iron or aluminum.

Paint color recommendations are based on the current color of the building. If the building is being painted a different color, recommendations may change.

Color Recommendations: Black: Approved

Base- SW6371 is not an approved historic color. Recommend Benjamin Moore HC-6/Windham Cream.

Dog: SW6628 Robust Orange is not an approved historic color. Recommend Benjamin Moore CW-295/ Hale Orange

Dog ear accent and collar: SW6664 Marigold is not an approved historic color. Recommend Benjamin Moore HC-50/Georgian Brick.

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	RETAIL	INDUSTRIAL	OFFICE
1st Q 2016	7.98%	6.00%	12.87%
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.50%	5.00%	10.04%
4th Q 2016	6.50%	5.00%	10.04%

Overall Vacancy Rate = **7.18%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	December 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	2	6
Rezoning	0	6	4
Preliminary Plat	0	3	1
Site Development Plan	0	12	10
Elevation Plan	0	3	7
Variance	0	5	4
Special Exception	0	5	5
Amendment to the Zoning Ordinance	0	4	0
Amendments to other ordinances or Bylaws	0	2	0
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
Totals	0	43	37

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**BUILDING PERMIT ACTIVITY REPORT
DECEMBER 2016**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
49	Permits/Inspection Fees	\$8,620.25	\$380,722.79	\$310,284.50
3	Impact Fees	\$4,871.16	\$507,443.26	\$636,539.55
52	TOTALS	\$13,491.41	\$888,166.05	\$946,824.05

NEW RESIDENTIAL ACTIVITY			
	DECEMBER-2016	YEAR TO DATE 2016	YEAR TO DATE 2015
New Single Family Permits Issued	0	50	37
Single Family CO's Issued	6	43	51

FORECLOSURE STATISTICS

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

CITY OF FAYETTEVILLE FORECLOSURE 2016														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	3	2	5	0	3	3	0	5	5	0	3	0	29	2.42
Actual	0	1	1	1	0	0	1	2	0	0	1	0	7	0.58

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SUBDIVISION LOTS PERMIT STATUS 2000 - 12/31/2016

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	40	11
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Oakleigh Manor	October 2016	77	5	72
TOTAL	TOTALS	1033	873	160

0 Single Family Permits issued in December, 2016